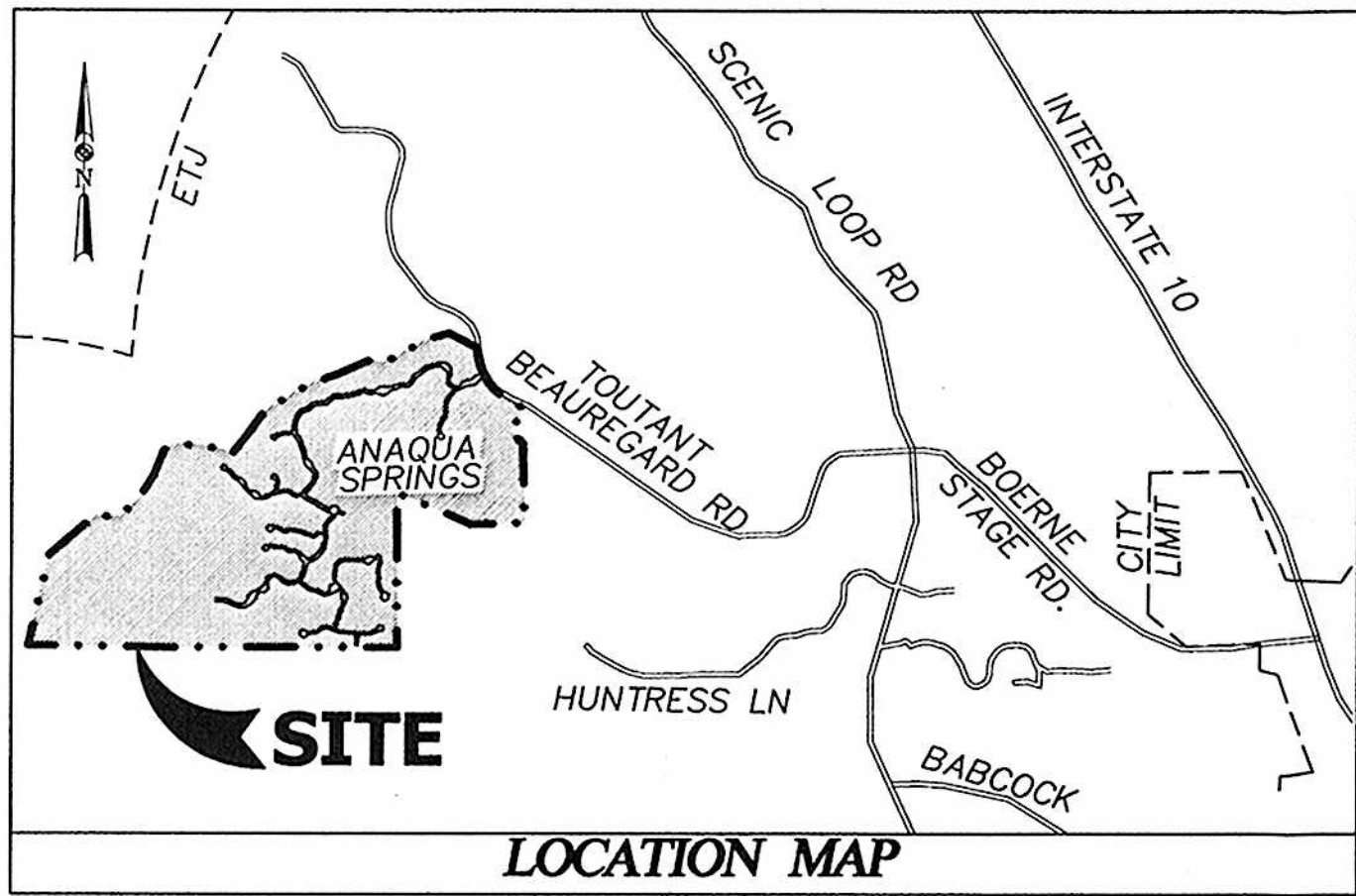


ANAQUA SPRINGS RANCH, P.U.D. MASTER DEVELOPMENT PLAN



LOCATION MAP
FERGUSON MAP # 446A7
NOT-TO-SCALE

PARKLAND DEDICATION

| UNIT | LOT # | TYPE | ACRES |
|----------------------------------|------------|-----------------------|--------|
| ANAQUA SPRINGS RANCH I, P.U.D. | LOT 1 | PARK | 1.27 |
| ANAQUA SPRINGS RANCH II, P.U.D. | LOT 23 | OPEN SPACE | 2.30 |
| ANAQUA SPRINGS RANCH III, P.U.D. | LOT 11 | PARK | 5.361 |
| | LOT 28 | PARK & DRAINAGE ESM'T | 3.847 |
| | LOT 12 | PARK & DRAINAGE ESM'T | 0.222 |
| | LOT 8 | PARK & DRAINAGE ESM'T | 0.627 |
| ANAQUA SPRINGS RANCH IV, P.U.D. | LOT 18 | PARK | 0.649 |
| ANAQUA SPRINGS RANCH V-A, P.U.D. | LOT 901 | PARK | 0.963 |
| TOTAL PARKLAND DEDICATED | | | 15.239 |
| TOTAL PARKLAND REQUIRED | 1/70 X 373 | | 5.3 |

PHASE DEVELOPMENT TABLE

| APPROVAL DATE | UNIT | ACRES | LOTS | DENSITY (UNITS/AC.) |
|-------------------|----------------------------------|---------|------|---------------------|
| APRIL 7, 2004 | ANAQUA SPRINGS RANCH I, P.U.D. | 81.231 | 29 | 0.357 |
| DECEMBER 10, 2004 | ANAQUA SPRINGS RANCH II, P.U.D. | 97.763 | 49 | 0.501 |
| APRIL 18, 2005 | ANAQUA SPRINGS RANCH III, P.U.D. | 9.000 | 49 | 0.111 |
| DECEMBER 12, 2005 | ANAQUA SPRINGS RANCH I-B, P.U.D. | 105.847 | 0 | 0.463 |
| MAY 11, 2007 | ANAQUA SPRINGS RANCH I-C, P.U.D. | 0.629 | 0 | 0 |
| MAY 14, 2007 | ANAQUA SPRINGS RANCH I-D, P.U.D. | 12.000 | 1 | 0.083 |
| JUNE 18, 2007 | ANAQUA SPRINGS RANCH I-E, P.U.D. | 11.691 | 3 | 0.257 |
| JUNE 25, 2007 | ANAQUA SPRINGS RANCH I-F, P.U.D. | 6.547 | 2 | 0.305 |
| JUNE 26, 2007 | ANAQUA SPRINGS RANCH I-G, P.U.D. | 90.880 | 55 | 0.605 |
| PROPOSED | ANAQUA SPRINGS RANCH I-H, P.U.D. | 51.491 | 30 | 0.583 |
| FUTURE | ANAQUA SPRINGS RANCH I-I, P.U.D. | 76.463 | 37 | 0.484 |
| FUTURE | ANAQUA SPRINGS RANCH I-J, P.U.D. | 378.163 | 117 | 0.309 |
| TOTAL | | 921.705 | 373 | 0.405 |

LEGEND:

PHASE BOUNDARY
PARK / OPEN SPACE AREA

1" = 400'

0 400 600 800

PLAN HAS BEEN ACCEPTED BY

COSA

2/6/07

(Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on

2/5/11

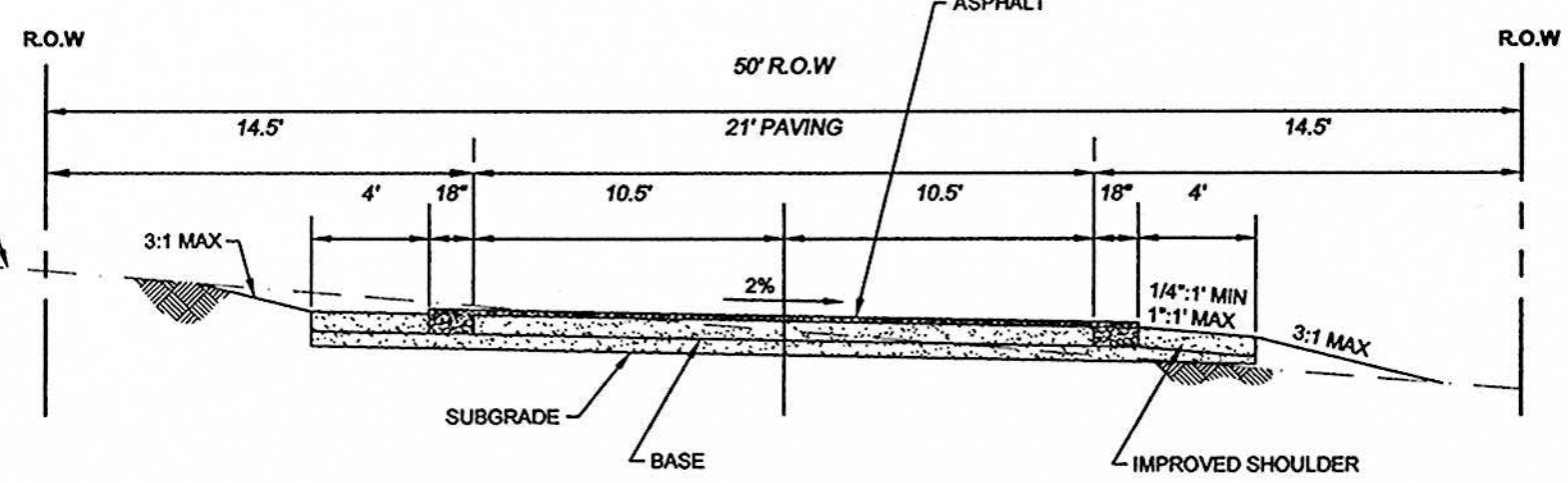
Date

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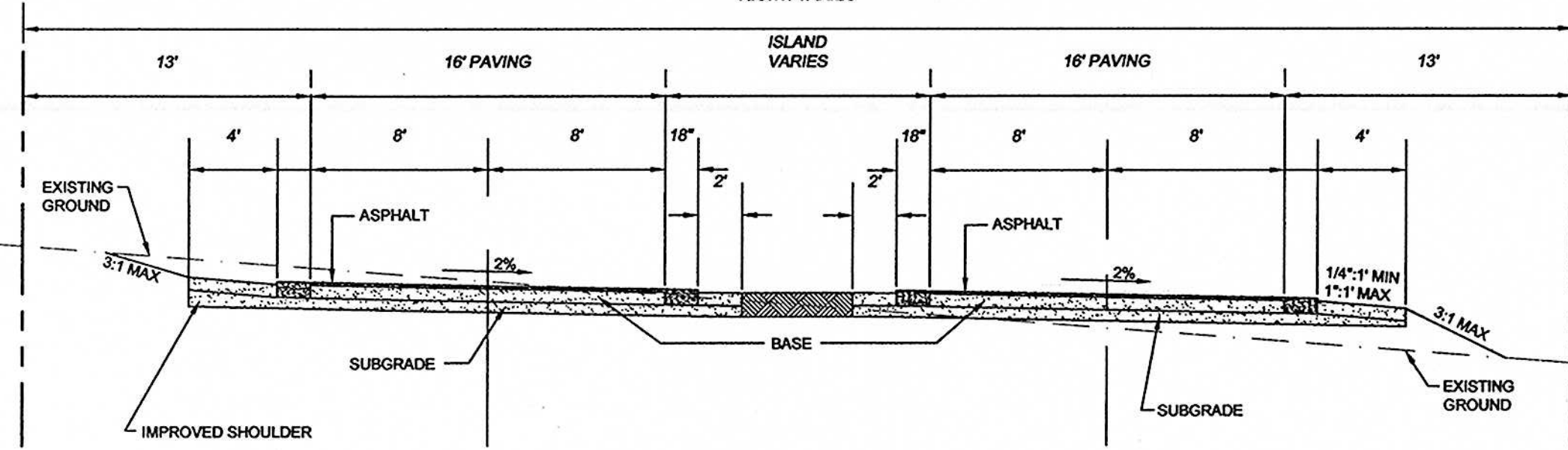
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- LIST OF REVISIONS:
1. THE ADDITION OF 350 ACRES OF LAND TO THE WEST OF THE EXISTING ANAQUA SPRINGS SUBDIVISION.
 2. THE ADDITION OF PARKLAND DEDICATION AND OPEN SPACE AREAS HAVE BEEN HATCHED.
 3. PAVEMENT STRUCTURE THICKNESS REMOVED FROM TYPICAL SECTIONS.
 4. GATE ENTRY DETAIL ADDED.

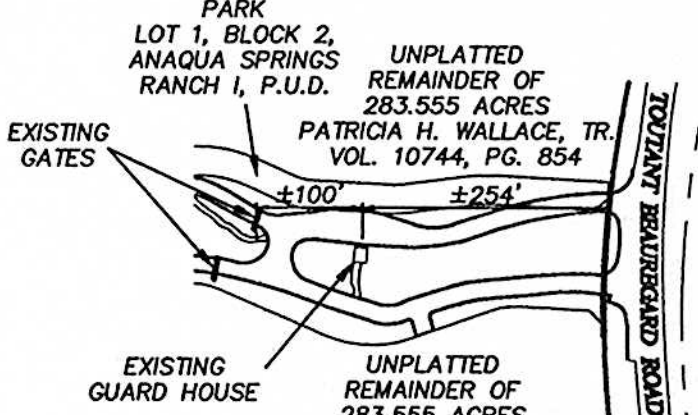
JOSPH W. BITTER
3199 ACRES
VOL. 9144, PG. 1650



TYPICAL STREET SECTION
(50' PRIVATE R.O.W.)
N.T.S.



RURAL TYPICAL STREET SECTION
(W/ ISLAND SPLIT)
N.T.S.



GATE ENTRY DETAIL

| LINE | LENGTH | BEARING |
|------|---------|---------------|
| L1 | 5.00' | N 25°54' E |
| L2 | 219.31' | S 61°17'21" E |
| L3 | 73.44' | S 35°31'28" E |
| L4 | 69.44' | S 2°24' E |

| CURVE | LENGTH | RADIUS | DELTA | ANGEMENT | CORD | CHORD BEARING |
|-------|---------|----------|-----------|----------|---------|---------------|
| C1 | 816.59' | 1185.93' | 39°27'5" | 425.23' | 800.55' | S 21°48'57" E |
| C2 | 438.57' | 1185.93' | 21°11'19" | 221.82' | 436.08' | S 52°17'21" E |
| C3 | 329.83' | 2824.83' | 6°41'24" | 165.10' | 329.64' | N 59°32'19" W |

NOTES:

1. ALL PROPOSED STREETS ARE GENERALLY PLANNED AS LOCAL TYPE "A" STREETS WITH 21 FEET OF PAVEMENT AND 50 FEET OF RIGHT-OF-WAY. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS MAY BE ADJUSTED AS REQUIRED FOR THE FOLLOWING PURPOSES:
A. AS REQUIRED BY CITY ORDINANCE
B. TO ACHIEVE TRAFFIC CALMING
C. TO COMPLY WITH THE T.I.A.
2. WATER SERVICE WILL BE PROVIDED THROUGH A CENTRAL WATER SUPPLY. THE WATER PURVEYOR IS BEXAR METROPOLITAN WATER DISTRICT.
3. SANITARY SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
4. ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, MAY BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
5. PROPERTY OWNERS ARE HEREBY ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. THE GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
6. 1/2" INCH DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
7. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.000180.
8. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
9. THIS IS NOT A LAND TITLE SURVEY.

OWNER/DEVELOPER:

ANAQUA SPRINGS RANCH, INC
325 SONTERRA BLVD E, SUITE 210
SAN ANTONIO, TX 78238
(210) 493-1444 PHONE

THIS PLAN HAS BEEN ACCEPTED BY

CITY OF SAN ANTONIO

DATE NUMBER

IF NO PLATS ARE FILLED, PLAN WILL EXPIRE

ON

IST PLAT FILLED ON

MASTER DEVELOPMENT PLAN
FOR
ANAQUA SPRINGS RANCH
SAN ANTONIO, TEXAS

MDP #797-B

JOB NO. 2309.00

DATE JAN 08

DESIGNED CDM

CHECKED JDC

SHEET 1 OF 1



City of San Antonio

Department of Planning and Development Services

February 6, 2009

Jeff Carroll
Matkin Hoover Engineering
8 Spencer Road Ste 100
Boerne, TX 78006

Re: **Anaqua Springs Ranch**

MDP # 797-B

Dear Mr. Carroll,

The Development Review Committee has reviewed **Anaqua Springs Ranch** Master Development Plan or **MDP 797-B**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required)
- According to the Aquifer Protection Ordinance No. 81491 Section 34-914 floodplain buffering may be required. Any wells found on the property shall be properly plugged for plugging procedures contact Monty Mc Guffin with the San Antonio Water System at (210) 233-3556.

- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,



Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department